



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

May 28, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

Board/Council Members: David Chestnut, Chair
Kaushal Shah
Andy Toulouse

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

-
- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for May 14, 2025. (For possible action)
- IV. Approval of the Agenda for May 28, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **Walk and Tak with Commissioner Naft**

Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its departments and agencies, and any feedback you have about the neighborhood.

Thursday, May 29, 9:00 a.m.

Tuesday, June 24, 8:30 a.m.

Wednesday, July 30, 9:00 a.m.

VI. Planning and Zoning

1. **VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:**
AMENDED VARIANCE to reduce the rear and side setbacks (previously not notified) for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai/ (For possible action) **06/03/25 PC**
2. **VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/sd/cv (For possible action) **06/18/25 BCC**
3. **UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**
USE PERMIT for a proposed mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) modify buffering and screening; 3) eliminate street landscaping; 4) increase fill height; 5) increase retaining wall; 6) reduced driveway throat depth; and 7) allow attached sidewalks.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.97 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise. JJ/sd/cv (For possible action) **06/18/25 BCC**

4. **VS-25-0330-WNDG, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (For possible action) **06/18/25 BCC**
5. **UC-25-0329-WNDG, LLC:**
USE PERMITS for the following: 1) mini-warehouse facility; and 2) outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify buffering and screening along a freeway; and 3) reduce driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone. Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise. MN/jud/cv (For possible action) **06/18/25 BCC**
6. **ZC-25-0325-CHETAK DEVELOPMENT:**
ZONE CHANGE to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action) **06/18/25 BCC**
7. **VS-25-0326-CHETAK DEVELOPMENT:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment) and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action) **06/18/25 BCC**
8. **WS-25-0327-CHETAK DEVELOPMENT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce the driveway approach distance.
DESIGN REVIEW for the proposed expansion of an existing shopping center on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action) **06/18/25 BCC**
9. **TM-25-500082-CHETAK DEVELOPMENT:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action) **06/18/25 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: June 11, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

May 14, 2025

MINUTES

Board Members

David Chestnut, Chair **PRESENT**
Kaushal Shah **PRESENT**
Andy Toulouse-**PRESENT**

Barris Kaiser, Vice Chair **PRESENT**
Chris Caluya **EXCUSED**

Secretary:

Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison:

Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com **EXCUSED**
Michael Shannon 702-455-8338 MDS@clarkcountynv.com **PRESENT**

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:00 p.m.

Lorna Phegley, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

III. Approval of Minutes for April 30, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 30, 2025

Motion **PASSED** (4-0)/ Unanimous

IV. Approval of Agenda for May 14, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

Motion **PASSED** (4-0) /Unanimous

Related applications to be heard together:

6. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
7. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
8. VS-25-0285-SILVER GILESPIE, LLC:
9. WS-25-0284-SILVER GILESPIE, LLC:
10. TM-25-500070-SILVER GILESPIE, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **SRCC Showcase**
Celebrate one year of the Silverado Ranch Community Center with Complimentary Food, Games, DJ and a peek at what community members have been creating in the center's unique classes. *While supplies last
May 17, 2025, 10:00 am – 12pm 9855 Gilespe St
 - **Walk and Tak with Commissioner Naft**
Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its departments and agencies, and any feedback you have about the neighborhood.
Thursday, May 29, 9:00 a.m.
Tuesday, June 24, 8:30 a.m.
Wednesday, July 30, 9:00 a.m.

VI. Planning & Zoning

1. **TM-25-500071-ONE LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 1.89 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/kh (For possible action) **05/20/25 PC**

Motion by Kaushal Shah
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

2. **ET-25-400047 (DR-22-0072)-DIAMOND VALLEY VIEW LTD:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/my/kh (For possible action) **06/03/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

3. **SDR-25-0304-DEAN MARTIN BUSINESS CENTER, LLC I**
SIGN DESIGN REVIEWS for the following: 1) increase the area of a proposed electronic message unit, static; 2) allow a proposed freestanding sign along a freeway; 3) reduce the setback of a proposed freestanding sign; 4) increase the number of proposed monument signs; and 5) proposed signage for a previously approved office/retail/warehouse complex on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **06/03/25 PC**

Motion by Barris Kaiser

Action: **DENY** Sign Design Review #s 1, 2, 3 and 5

APPROVE Sign Design Review # 4

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

4. **VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:**

VARIANCE to reduce the rear setback for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai (For possible action) **06/03/25 PC**

Motion by David Chestnut

Action: **REQUEST** this application be returned to Enterprise TAB on May 28, 2025, due to applicant no show

Motion **PASSED** (4-0) /Unanimous

5. **WS-25-0278-WORKU ASRAT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate building separation for existing accessory structures in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Single Family Residential 3.3) Zone. Generally located on the east side of Flagler Street, 55 feet north from Julesburg Drive within Enterprise. MN/nai/kh (For possible action) **06/03/25 PC**

Motion by Barris Kaiser

Action: **DENY** Waiver of Development Standard # 1

APPROVE Waiver of Development Standard # 2

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

6. **PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14 acres. Generally located on the west side of GilesPie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action) **06/04/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-0) /Unanimous

7. **ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone). Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action) **06/04/25 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
8. **VS-25-0285-SILVER GILESPIE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Giles pie Street; and a portion of right-of-way being Giles pie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/md/kh (For possible action) **06/04/25 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
9. **WS-25-0284-SILVER GILESPIE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action) **06/04/25 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
10. **TM-25-500070-SILVER GILESPIE, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action) **06/04/25 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
11. **ZC-25-0281-NAMAZ, LLC:**
ZONE CHANGE to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise (description on file). JJ/rk (For possible action) **06/04/25 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. **None**

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

IX. Next Meeting Date

The next regular meeting will be **May 28, 2025** at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:08 p.m.

Vote: (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:

AMENDED VARIANCE to reduce the rear and side setbacks (previously not notified) for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai/ (For possible action)

RELATED INFORMATION:

APN:

177-31-711-005

VARIANCE:

1. a. Reduce the rear setback of an existing patio cover to 7 feet, 3 inches where 10 feet is required (a 28% reduction).
- b. Reduce the side setback of an existing patio cover to 3 feet where 5 feet is required (a 40% reduction).

LAND USE PLAN:

ENTERPRISE (SOUTHERN HIGHLANDS) - MID-INTENSITY SUBURBAN
NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 11016 Pentland Downs Street
- Site Acreage: 0.1
- Project Type: Existing attached patio cover
- Building Height (feet): 9 feet, 6 inches (existing solid patio cover)/9 feet (existing lattice patio cover)
- Square Feet: 98 (solid patio cover)/104 (lattice patio cover)

Site Plans

The plans depict an existing single-family residence centrally located on a 0.1 acre lot. In the rear yard (east of the residence), the applicant constructed an attached solid patio cover on the northeast corner of the residence. On the eastern face of the solid patio cover, the applicant extended the solid patio cover by adding a lattice design patio cover. The plans show that

combined patio covers now have a setback of 7 feet, 3 inches from the rear (east) wall, where 10 feet is required. Also, the patio over is set back 3 feet from the side (north) wall. The solid patio cover is 98 square feet, and the lattice patio cover is 104 square feet.

Elevations

The photos depict that the solid patio cover is 9 feet, 6 inches and the lattice patio cover is 9 feet high. Both shade structures will match the color and materials of the existing house

Applicant's Justification

Per the applicant's justification letter, the solid patio cover, and the extension (lattice patio cover) are existing to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1308-06	Extended the time on a board for off-site improvements in conjunction with a residential subdivision	Approved by BCC	November 2006
MP-1071-05	Land use plan amendment for a mixed-use comprehensive master planned community known as Southern Highlands	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Southern Highlands - Mid-Intensity Suburban Neighborhood	R-2	Single-family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Variance #1a & #1b

The submitted photographs show that the patio cover is existing. In addition, the applicant has an active building permit (BD24-29164-R001). Staff finds that this request does not meet the criteria for approval of a variance. There are no unique circumstances with the property, such as lot shape or topography, that would indicate that a variance should be approved. Since this request is a self-imposed hardship, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is that the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JACQUELINE APPLEYARD

CONTACT: JACQUELINE APPLEYARD, KODA PATIOS, 5912 PASEO DEL MAR, LAS VEGAS, NV 89108



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177 31-711 005
11216 11216 11216 11216 11216 11216 11216 11216 11216 11216
PROPERTY ADDRESS/CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION
7x14 11216 11216 11216 11216 11216 11216 11216 11216 11216
11216 11216 11216 11216 11216 11216 11216 11216 11216 11216

PROPERTY OWNER INFORMATION
NAME: James Rosenthal
ADDRESS: 11011 11216 11216 11216 11216 11216 11216 11216 11216 11216
CITY: Las Vegas STATE: NV ZIP CODE: 89114
TELEPHONE: _____ CELL: 702 342 2022 EMAIL: _____

APPLICANT INFORMATION (must match online record)
NAME: James Rosenthal / Enterprise Application
ADDRESS: 11011 11216 11216 11216 11216 11216 11216 11216 11216 11216
CITY: Las Vegas STATE: NV ZIP CODE: 89114 REF CONTACT ID # _____
TELEPHONE: 702-445-4421 CELL: 702 772 3073 EMAIL: rosenthal@enterprise.com

NAME: James Rosenthal
ADDRESS: 5912 11216 11216 11216 11216 11216 11216 11216 11216 11216
CITY: Las Vegas STATE: NV ZIP CODE: 89114 REF CONTACT ID # _____
TELEPHONE: 702-445-4421 CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature): James Rosenthal Date: 4/18/24
Property Owner (Print): James Rosenthal

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> FUD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> FUL	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER: _____

APPLICATION # (s): VC-25-0293 ACCEPTED BY: NAI
PC MEETING DATE: 6/3/2025 DATE: 4/17/2025
BCC MEETING DATE: _____ FEE: \$800.00
TAR/CAC LOCATION: enterprise DATE: 5/14/2025



November 20, 2024

Customer name:

Jamie Rosenthal

11016 Pentland downs CT.

Las Vegas, NV 89141

Parcel # 177-31-711-005

To Clark County Building Permit Department:

I am applying for a variance application to wave the rear set to be 7 foot 3 inches where 10 foot is required. Also the side set back to be 3 foot when 5 foot is required for the Southern Highlands. We have built a 7x14 solid patio cover and 13x8 lattice patio cover attached to the residence. The height of the patio cover is 9 foot. The color of the materials is brown trim and beige tubes and pans. I have attached photos of the complete job to reference to.

I would like to mention that the house already has an approved zone variance for the house to be 3 foot to the side wall.

Thank you,

Jacqueline Appleyard

Koda Patios LLC

License # 0088067

Email: kodapatios@yahoo.com

Office # 702-445-4421

Website: www.kodapatios.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The plans submitted depict the vacation and abandonment of government patent easements which are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0333	Waiver of development standards to increase retaining wall height and design review for increased grade - expired	Approved by BCC	August 2021
VS-21-0334	Vacated and abandoned easements of interest to Clark County - expired	Approved by BCC	August 2021
ADR-21-900291	Allowed modifications to a previously approved mini-warehouse facility - expired	Approved by ZA	July 2021
ADET-21-900219 (ZC-19-0210)	Extension of time for a mini-warehouse and recreational vehicle storage	Approved by ZA	May 2021
ZC-19-0210	Reclassified R-E to C-1 zoning, use permit and design review for mini-warehouse and recreational vehicle storage	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Urban Neighborhood (greater than 18 du/ac)	CG	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-25-0323	Use permit, waivers of development standards, and a design review for a proposed mini-warehouse facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

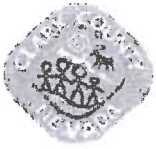
- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL AND MALIK UMER TRS
CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,
LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-29-401-001

PROPERTY ADDRESS/ CROSS STREETS: 10340 S. Valley View Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Mini-Storage project located on the SE corner of W. Frias Avenue and S Valley View Blvd. This project consists of one parcel that is approximately +/- (gross) acres in size, zoned C-1. Building Area is approximately +/-95,261 s.f. among four buildings.

PROPERTY OWNER INFORMATION

NAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRS
ADDRESS: 11510 Mystic Rose Ct
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: _____ CELL 702-767-3764 EMAIL: umerzmalik1@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRS
ADDRESS: 11510 Mystic Rose Ct
CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: umerzmalik1@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Carroll Design Collaborative - Andrea Carroll
ADDRESS: 1980 Festival Plaza Drive, Suite 450
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: _____ CELL 7202271216 EMAIL: andrea@carroll.design

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted, (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Umer Malik
Property Owner (Signature)*

Umer Malik
Property Owner (Print)

11-6-2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # VS-25-0324

PERMIT DATE 6/18/25

TAXPAYER LOCATION Enterprise

ACCEPTED BY [Signature]

DATE

FEES

DATE 5/28/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

October 31, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Frias & Valley View
APR-24-101335
APN: 177-29-401-001
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Umer Malik, is submitting justification for the following patent easement vacation:

Patent Easement Vacation

This request is to vacate 33-feet of the patent easement, along the east and south boundaries; as well as 3-feet of the patent easement along the north boundary of APN 177-29-401-001.

Due to the proposed commercial storage development, the patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation has been provided with the application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jessica Walesa

Jessica Walesa
Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:

USE PERMIT for a proposed mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) modify buffering and screening; 3) eliminate street landscaping; 4) increase fill height; 5) increase retaining wall; 6) reduced driveway throat depth; and 7) allow attached sidewalks.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.97 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking to 5 spaces where 41 spaces are required per Table 30.04-2 (an 88% reduction).
2.
 - a. Reduce buffering and screening to 10 feet along the east property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02 (a 33% reduction).
 - b. Allow a 6 foot high CMU wall along a portion of the eastern property line where an 8 foot high decorative CMU block wall is required per Section 30.04.03.
 - c. Eliminate buffering and screening consisting of a 15 foot wide landscape buffer with an 8 foot decorative screen wall along the south property line (adjacent to Building 3) where required per Section 30.04.02C.
 - d. Reduce buffering and screening to 5 feet along the southwest portion of the south property line (adjacent to the proposed office building) where a 15 foot wide landscape buffer is required per Section 30.04.02C.
3. Eliminate street landscaping (trees) along Frias Avenue where required 1 large tree shall be provided every 30 linear feet per Section 30.04.01.
4. Increase fill height to 5 feet on the southeast corner of the site where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).
5. Increase the height of a proposed retaining wall located on the southeast corner of the site to 5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 66% reduction).
6. Reduce the proposed driveway throat depth to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).

7. Allow an attached sidewalk along Frias Avenue where a detached sidewalk is required per Section 30.04.08.

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 10340 S. Valley View Boulevard
- Site Acreage: 1.97
- Project Type: Proposed mini-warehouse facility
- Building Height (feet): 32 (office)/40 (Building 1)/12 (Building 2)/12 (Building 3)
- Square Feet: 89,539 (Building 1)/2,231 (Building 2)/2,850 (Building 3)/1,095 (office)
- Parking Required/Provided: 41/5
- Sustainability Required/Provided: 7/7

History & Site Plan

The site was reclassified to C-1 zoning via ZC-19-0210 for a mini-warehouse facility with recreational vehicle (RV) storage. Subsequent applications such as WS-21-0333 and ADR-21-900291 related to the previously approved mini-warehouse facility have since expired.

Since the applications have expired, the applicant is requesting a new use permit to allow a mini-warehouse facility on the subject parcel. The plans depict a proposed mini-warehouse facility with a detached office building located on a 1.97 acre site at the southeast corner of Frias Avenue and Valley View Boulevard. The site plan shows 4 separate buildings with 3 buildings dedicated to self-storage and the other being the administrative office building. Building 1 is the largest of the proposed buildings and is located in the center portion of the site with a drive aisle that is shown on all sides with a minimum width of 24 feet. The other buildings (Building 2) is located along Valley View Boulevard (west property line) and Building 3 and the office are located along the south property line.

Access to the site is from a proposed driveway on the southwest corner of the site adjacent to Valley View Boulevard. The drive aisles along the south exterior and west exterior portions of Building 1 will have a security gate only accessible by a code. A total of 5 parking spaces are provided whereas the current Code requires a minimum of 41 parking spaces, thus requiring a waiver of development standards.

Lastly, the applicant is requesting to increase the fill height on the southeast portion of the site. The request is to increase the fill height to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line. Due to this request, a retaining wall height waiver is required. The applicant is requesting to increase the height of a proposed retaining wall located on the southeast corner of the site to 5 feet where 3 feet is the maximum allowed.

Landscaping

Title 30, requires a 15 foot wide landscape buffer with an 8 foot decorative wall to be installed along the east property line. The applicant is proposing a 10 foot wide landscape buffer with a 6 foot high CMU block wall (northeast corner) since this area is within an existing NV Energy easement. The plans show that the remainder of the eastern wall will be 8 feet high.

Along Valley View Boulevard trees are spaced at 30 feet on center with shrubs that will be adjacent to a detached sidewalk. Along Frias Avenue, there is an existing 50 foot wide NV Energy easement. The applicant submitted correspondence from NV Energy stating that landscaping within the easement cannot exceed a mature height of 8 feet. Therefore, within the 10 foot wide landscape planting strip along Frias Avenue no trees will be planted, only 34 shrubs. A 6 foot high block wall will be installed behind the landscape area along Frias Avenue, and this wall is not within the front setback. Parking lot landscaping is provided south of Building 2 and on the southwest corner of the site, between the office and Building 3.

Elevations

Building 1 is the largest of all of the proposed buildings on the site. The overall height for this building is 40 feet. Building 1 includes roll-up doors on the west facing elevation, decorative glass, a variety of neutral toned paint colors. The roll-up doors on the west facing elevation for Building 1 are partially screened from the right-of-way (Valley View Boulevard) because Building 2 will be constructed west of Building 1. The roll-up doors on the north and south facing elevation of Building 1 are screened by a 6 foot high block wall along the north property line, while the proposed office building and Building 3 will screen the south facing roll-up doors of Building 1. Lastly, the roll-up doors on the east facing elevation of Building 1 will be screened by a 10 foot wide landscape strip and a 6 foot and 8 foot high block wall adjacent to the undeveloped residential zoned parcel to the east.

Building 2 and Building 3 are 1 story buildings which features roll-up doors for the self-storage units. The overall height for these buildings is 12 feet and the roll-up doors face internally to the site. The proposed office building has an overall height of 32 feet and features glass and aluminum storefront door and window systems. The office includes decorative canopies and a decorative stucco wall design.

Floor Plans

The plans depict a floor plan for a mini-warehouse with individual units of varying size. The office and lobby will have a reception area. Building 1 is 3 stories with an overall area of 89,539 square feet. Building 2 is 1 story with an overall area of 2,231 square feet. Building 3 is 1 story with an overall area of 2,850 square feet. Lastly the proposed office building has an overall area of 1,095 square feet.

Applicant's Justification

The applicant states this project consists of 1 parcel that will have a total of 4 buildings for a new mini-warehouse facility. The applicant states a mini-warehouse use will complement the neighborhood as a low impact commercial use that will surely be used by many people in the neighboring community.

The applicant is requesting to reduce required parking spaces because mini-warehouse facilities are a very low impact use, typically with low vehicle counts.

In addition, the applicant is requesting to eliminate street landscaping (trees only) along Frias Avenue. Along the north end of the property there is a 50 foot wide NV Energy easement. Documentation has been provided that this project is not allowed to provide trees that are greater than 8 feet at full maturity within this easement, and these trees cannot be either palm or pine trees. The Southern Nevada Regional Plant list does not have a tree that is maximum of 8 feet at full maturity, due to this, a waiver is being requested to remove the requirement of trees within the 50 foot wide NV Energy Easement.

Furthermore, a waiver to modify buffering and screening measures is required because there is a NV Energy easement along the north property line and structures and landscaping over 8 feet are not allowed. There is a portion of the northeast corner which will contain a 6 foot high wall. Additionally, in lieu of the required 15 foot landscape buffer, there will be a 10 foot wide landscape buffer of 2 rows of medium evergreen trees staggered every 20 feet. This will provide substantial buffering to the site to the east when you consider both the 6 foot to 8 foot screen walls. This would also screen the 8 foot roll up doors facing the eastern property line.

Additional waivers for this project include a request to increase fill height and increase retaining wall height because the retaining wall height will accommodate the additional fill along the property lines. Per the applicant, this is a rather large site with a large footprint, it is needed to properly grade the site.

Lastly, per the current RTC Standard Drawings, a 25 foot throat depth is required as a minimum. This project has a 49 foot, 10 inch throat depth on the ingress side of the driveway and only a 20 feet throat depth on the egress side of the driveway. The ingress side meets the requirements. Due to the NV Energy easement, this project requires a waiver for an attached sidewalk along Frias Avenue. There is a precedent for an attached sidewalk due north of this property. This parcel has undergone a change of ownership and would like to continue with a design that is like what was previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0333	Waiver of development standards to increase retaining wall height and design review for increased finished grade - expired	Approved by BCC	August 2021
VS-21-0334	Vacated and abandoned easements of interest to Clark County - expired	Approved by BCC	August 2021
ADR-21-900291	Allowed modifications to a previously approved mini-warehouse facility - expired	Approved by ZA	July 2021
ADET-21-900219 (ZC-19-0210)	Extension of time for a mini-warehouse and recreational vehicle storage	Approved by ZA	May 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0210	Reclassified R-E to C-1 zoning, use permit, and design review for mini-warehouse and recreational vehicle storage	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Urban Neighborhood (greater than 18 du/ac)	CG	Recently approved 118 lot PUD (attached single-family residential development)
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-25-0324	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right including retail, restaurants, or a shopping center. However, the site is surrounded by existing and recently approved single-family residential developments to the north, south, and west. Staff finds that the applicant's request is out of

character for the neighborhood and since staff cannot support the waivers of development standards and the design review. Staff also cannot support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff cannot support the reduction for on-site parking to 5 spaces where 41 spaces are required. The request is excessive for 749 units and an office. The request is a result of a self-imposed hardship and can be redesigned to accommodate fewer units or the total number of buildings proposed that will allow for more parking or less intensity. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the requested waiver to reduce the landscape buffer to 10 feet where 15 feet is required, and a 6 foot CMU wall is proposed where an 8 foot wall along a portion of the eastern property line is required. The applicant could still provide for 15 feet of landscaping as there is plenty of drive aisle width to accommodate an additional 5 feet, which is wider than the minimum width of the 24 feet for a fire lane. While the applicant has stated there is an NV easement that limits the block wall to 6 feet the applicant could provide for a decorative wall at that height. Along a portion of the south property line a landscape strip of 5 feet will be planted and eliminated along the rest of the property line. Staff finds these waiver requests as a self-imposed hardship. There are alternatives available to redesign the project to limit the impact to the eastern property that has planned land use for Mid-Intensity Suburban Neighborhood and is zoned for RS20 residential development. Therefore, staff cannot support this request.

Waiver of Development Standards #3

A 10 foot wide landscape planting strip is provided for with the proposed attached sidewalk. The applicant has stated NV Energy requires that no trees can be planted here that exceeds 8 feet in height. The SNWA Regional Plant List provides for trees that are small in caliper and are under 8 feet in height that can be planted in this area. In addition, small trees can be planted at 20 feet on center. Staff finds that the applicant can provide trees that meet both criteria of NV Energy and the Code through an alternative landscape plan; therefore, staff cannot support this request.

Waivers of development Standards #4 & #5

Reviewing the height of retaining walls and increase fill when adjacent to a residential use is to assure that proposed heights for the retaining walls and increase fill are necessary for the proper functioning of the site and if what the applicant is proposing is compatible with the surrounding area. The submitted cross sections show that the increase fill request up to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line is on

the southeast corner of the site. The plans also show that this area requires a retaining wall height of up to 5 feet due to the increase finished grade. Staff finds that the applicant did not provide significant justification as to these requests are necessary. The applicant has the opportunity to redesign the site to ensure that residential adjacency standards are accommodated. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff cannot support the proposed design review for the mini-warehouse, including roll-up doors that face residential to the east and pedestrian connectivity. Staff is recommending denial of the waiver of development requests and as such cannot support the proposed design. The applicant can redesign the site to better accommodate the above waiver requests and limit how the design will impact the adjacent residential uses. Therefore, staff cannot support the proposed design.

Public Works - Development Review

Waiver of Development Standards #6

Staff finds that the reduced throat depth for the driveway on Valley View Boulevard will result in on street stacking of vehicles. Since Valley View Boulevard is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #7

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Valley View Boulevard. The site has no existing off-site improvements, therefore there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0528-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL AND MALIK UMER TRS

CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,
LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-29-401-001PROPERTY ADDRESS/ CROSS STREETS: 10340 S. Valley View Blvd.**DETAILED SUMMARY PROJECT DESCRIPTION**

Mini-Storage project located on the SE corner of W. Frias Avenue and S Valley View Blvd. This project consists of one parcel that is approximately +/- (gross) acres in size, zoned C-1. Building Area is approximately +/-95,261 s.f. among four buildings.

PROPERTY OWNER INFORMATIONNAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRSADDRESS: 11510 Mystic Rose CtCITY: Las VegasSTATE: NV ZIP CODE: 89138TELEPHONE: _____ CELL 702-767-3764 EMAIL: umerzmalik1@gmail.com**APPLICANT INFORMATION (must match online record)**NAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRSADDRESS: 11510 Mystic Rose CtCITY: Las VegasSTATE: NV ZIP CODE: 89138 REF CONTACT ID # _____TELEPHONE: _____ CELL _____ EMAIL: umerzmalik1@gmail.com**CORRESPONDENT INFORMATION (must match online record)**NAME: Carroll Design Collaborative - Andrea CarrollADDRESS: 1980 Festival Plaza Drive, Suite 450CITY: Las VegasSTATE: NV ZIP CODE: 89135 REF CONTACT ID # _____TELEPHONE: _____ CELL 7202271216 EMAIL: andrea@carroll.design

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Umer Malik
Property Owner (Signature)*

Umer Malik
Property Owner (Print)

11-6-2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-25-0323

PC MEETING DATE _____

RCC MEETING DATE 6/18/25TAB/CAC LOCATION EnterpriseACCEPTED BY [Signature]DATE 5/23/25FEES \$1,800DATE 5/28/25



March 13, 2025

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 South Grand Central Pkwy
Las Vegas, NV 89155-1841

Re: **Justification Letter:** APN: 177-29-401-001
Design Review, Use Permit, Waivers

To Whom it May Concern at the Department of Comprehensive Planning,

We would like to introduce this application as Valley View Self Storage, a Mini-Storage project located on the SE corner of W Frias Avenue and S Valley View Boulevard. This project consists of one parcel that is approximately +/- 1.97 acres in size, currently zoned Neighborhood Commercial (NC) with a Land Use of Commercial General (CG). This project was previously approved by the Clark County Board of County Commissioners on May 8, 2019 (ZC-19-0210) with a Notice of Final Action dated May 16, 2019 and was also approved for an extension of time in 2021. This application has been created to receive current zoning approvals.

This parcel has undergone a change of ownership and would like to continue with a design that is similar to what was previously approved. In plan, elevation, site plan the plans are substantially the same as previously approved. Site sections A and B indicate that there will be 5' retaining walls maximum along with a 6' max CMU block wall on the eastern and southern border.

This project will be requesting a series of waivers in effort to be similar to what was previously approved under the older Title 30 zoning code and working to meet a couple of new Title 30 zoning requirements.

Bicycle Parking

Per the current Title 30 zoning requirements, 10 short term parking stalls are requested for this Mini-Storage project. The very nature of a mini-storage building is to bring items to a facility to have them stored temporarily. Bicycles are not conducive to carry large items or large amounts of things to have them stored, people will generally bring their vehicles or trucks to do this. This application is requesting a waiver so it may not be required to provide bicycle parking.

Vehicle Parking

Under the prior zoning code, only five parking stalls were required for Mini-Storage uses. Under the new Title 30 zoning code, this project will now require 41 parking stalls. Mini-Storage is a very low impact use, when attending other projects of the same use, we would only see a couple of cars in the parking lot as the patrons are there to start renting their units, and then when they need to start storing they are within the site loading and unloading their belongings. This application is requesting a 36 parking stall reduction.

Landscape Buffer

Due to the residential zoning to the east of this parcel, this project is requiring a 15' intense landscape buffer along the east perimeter per 30.04.03.C. The requirement in the aforementioned zoning section requires that a 15' landscape buffer with an 8' decorative screen wall is required. The plans indicate an 8' decorative screen wall along this eastern perimeter, there is a NV Energy Easement that is anticipated to allow a 6' max wall. However, in lieu of the required 15', there is a 10' buffer of two rows of medium evergreen trees staggered every 20'. This will provide substantial buffering to the site to the east when you take into the account both the 6' wall with 5' max. retaining, the double row of staggered evergreen

trees, and the 24' fire lane buffer. This would also screen the 8' roll up doors facing the eastern property line. This project would request a waiver to reduce the required screening buffer from 15' to 10'.

This item will also incorporate the need for a design review for the roll up doors facing the residential zoning to the east.

Throat Depth

Per the current RTC Standard Drawings, a 25' throat depth is required as a minimum. This project has a 49'-10" throat depth on the ingress side of the driveway and only a 20'-0" throat depth on the egress side of the driveway. The ingress side meets the requirements. This project is requesting a waiver of 5' reduction for the egress side.

NVEnergy Easement

Along the north end of the property there is a 50' NVEnergy Easement. Documentation has been provided that we are not allowed to provide trees that are greater than 8' at full maturity within this easement, and these trees cannot be either palm or pine. The Southern Nevada Regional Plant list does not have a tree that is maximum 8' at full maturity, due to this, a waiver is being requested to remove the requirement of trees within the 50' NVEnergy Easement.

Lastly, the wall to the north of the property and well as the wall along the eastern property, is also 6' in height. Documentation has been provided that NVEnergy may allow this 6' wall within their easement if adequate access can be provided. This is currently being looked into.

Use Permit

Mini-Storage requires a special use permit in NC zoning, we are requesting this use permit as the Mini-Storage use will compliment the neighborhood as a low impact commercial use that will surely be used by many people in the neighboring community.

Design Reviews

This project will require two different design reviews.

1. Design Review for the general design of the project including the roll-up doors to the east.
2. Design Review for increased fill on site that will require 5' maximum retaining along the east and southern property lines. This project has also been stepped to try to minimize the amount retaining on site and provide proper drainage on site.

Attached Sidewalk

Due to the easement from NVEnergy, this project is requesting a waiver for an attached sidewalk along Frias. There is a precedent for an attached sidewalk due north of this property. We understand this will result in a waiver for this project.

Fill on Site

Please refer to the site sections for fill on site. Section A indicates that at the eastern property line there will be a 5' maximum retaining wall (with a 6' wall on top), at 5' off the property line there will be 1.8' maximum fill, at 20' off the property line there will be 1.6' maximum fill and at 50' off the property line there will be 1.9' maximum fill. On the southern property line adjacent to residential, there will be a 5' maximum retaining wall (with a 6' wall on top), at 5' off of the property line there will be 2.8' maximum fill, at 20' off the property line there will be 2.4' maximum fill, and at 50' off the property, there will be 2.5' maximum fill. The additional fill on site will require a design review.

On-Site Pedestrian Connectivity

Per 30.04.05.D.2.ii.a.1 it is required to connect the parking lot to each on-site building entrance and between all buildings for parking lot connection requirements. This building is primarily used for those parking the cars in the front by the office where they go to rent their units or perhaps make a payment, otherwise, connectivity to the other buildings is generally not required because once you have secured a unit, you drive in, you load and unload, and then you leave. It is not meant for someone to be going from

building to building without a vehicle. Thus, a waiver will be requested for on-stie pedestrian connectivity. We understand this will result in a design review for this project.


Sustainability

The current Title 30 requires applications to achieve 7 sustainability measures. At this time, this project includes a total of 2.5. This project has been previously approved without these measure and has tried to achieve some points in effort to partially comply with the new regulations. This will also result in a waiver needed for partially complying with the sustainability requirements.

We sincerely appreciate your time and consideration for approval of this application, and we thank you for your time.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,



Andrea L. Carroll
Principal Architect
LEED AP, NCARB (NV #7598)
Carroll Design Collaborative

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0330-WNDG, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

191-05-501-008

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements. These easements are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900818	Billboard conversion to digital format	Approved by ZA	April 2023
ADR-21-900422	Billboard relocation	Approved by ZA	August 2021
ADR-08-900912	Installation of a communication tower	Approved by ZA	July 2008
UC-1419-02	Use permit to install an off-premises advertising sign	Approved by BCC	December 2002
ZC-1170-02	Reclassified 3.9 acres from R-E to C-G zoning for a shopping center	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RS20	Undeveloped
South	Entertainment Mixed-Use	CG & RS20	Communication tower & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CG	Undeveloped
West	Entertainment Mixed-Use	R-2	single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-25-0329	A use permit to allow a mini-warehouse and outdoor storage facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WNDG, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 191-05-501-008

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Boulevard and Neal

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for a mini-warehouse facility

PROPERTY OWNER INFORMATION

NAME: WNDG, LLC

ADDRESS: 7339 E. McDonald Drive

CITY: Scottsdale

STATE: AZ

ZIP CODE: 85250

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: WNDG, LLC

ADDRESS: 7339 E. McDonald Drive

CITY: Scottsdale

STATE: AZ

ZIP CODE: 85250

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: apierce@kcnvlaw.com

***Correspondent will receive all project communication**

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Walt Brown, Jr
Property Owner (Signature)*

Walt Brown, Jr
Property Owner (Print)

1/16/2025
Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) VS-25-0330

ACCEPTED BY JUD

PC MEETING DATE

DATE

BCC MEETING DATE

TAB/CAC LOCATION

06/18/2025
Enterprise

DATE 05/28/2025

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

April 22, 2025

VIA EMAIL

Clark County
Department of Public Works
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

VS-25-0330

***Re: Justification Letter for Vacation of Patent Easements
191-05-501-008***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above referenced matter. The Applicant is requesting to vacate a 33 foot patent easement on the north and an 8 foot patent easement on the South of the subject property located on the north side of Neal Avenue and the east side of I-15. The request is to remove the easements to allow for development of the proposed project.

Thank you in advance for your kind consideration. If you have any questions or need anything further, please do not hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0329-WNDG, LLC:

USE PERMITS for the following: 1) mini-warehouse facility; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify buffering and screening along a freeway; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone.

Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

191-05-501-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 69 feet where 50 feet is the maximum height allowed per Section 30.02.14 (a 38% increase).
2. Modify the buffering and screening standards to allow a 6 foot wide landscape strip with an 8 foot high decorative screen wall where a 15 foot wide landscape strip with an 8 foot high decorative screen wall is the standard along the freeway per Section 30.04.02B (a 60% reduction).
3. Reduce the driveway throat depth along Neal Avenue to 16 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1672 W. Neal Avenue
- Site Acreage: 1.7
- Project Type: Proposed mini-warehouse with outdoor storage and display for RVs
- Number of Stories: 5
- Building Height (feet): 69
- Square Feet: 107,318
- Parking Required/Provided: 26/20
- Sustainability Required/Provided: 7/6

Site Plan

The plan depicts a proposed mini-warehouse building centrally located on the subject parcel and 8 RV parking spaces on the northeast corner of the site, which are assigned for outdoor storage purposes. Access to the site is via 1 driveway from Neal Avenue along the south property line. Additionally, the site plan shows 2 access gates on the east and west sides of the building. The mini-warehouse building is set back 84 feet from the south property line, 39 feet from the east property line, 65 feet from the north property line, and 37 feet from the west property line. Twenty parking spaces are located on the southern portion of the site, along Neal Avenue, adjacent to a drive aisle which circulates around the perimeter of the building. The required number of parking spaces for the proposed use is 26 parking spaces; however, the applicant submitted a parking demand study reflecting that at peak hours, the maximum demand for parking would be 16 parking spaces. A proposed 8 foot decorative screen wall surrounds the site on the north, east, and west boundary lines. All storage units are accessed from the interior.

Landscaping

The plan also shows a 6 foot, 10 inch wide landscape strip along the east property line, with trees 20 feet on center (this landscape strip is not required by Code). Along the north property line, the plan shows a 9.5 foot wide landscape strip, with slightly staggered rows of trees 10 feet on center (the north landscape strip also not required by Code). However, along the west property line, adjacent to a freeway, the plan shows a 6 foot 10 inch wide landscape strip where a 15 foot wide landscape strip with staggered rows of trees is required; therefore, necessitating a waiver of development standards. A detached sidewalk is proposed along the south property line (adjacent to Neal Avenue), with trees spaced 20 feet on center. The plans depict an alternative design review for parking lot landscaping along the building's south facing elevation since the plans show 7 parking spaces with no landscape island where a landscape island is required for every 6 parking spaces. Since the plan does not reflect all the required landscape finger island, the applicant is proposing the required tree location on the west end finger landscape island. However, overall, throughout the site the applicant is providing the total number of required trees and shrubs.

Elevations

The plan depicts a 5 story, 69 foot high mini-warehouse building necessitating a waiver of development standards to allow a height increase from the maximum height allowed of 50 feet per the Commercial General zoning district. The south and east facing elevations depict decorative spandrel glazing on portions of the exterior walls for all 5 stories, stucco with decorative metal paneling. Roll-up doors are depicted on the east, north, and west facing elevations, which are screened by a block wall and landscaping. These facades consist of stucco walls with decorative metal paneling and storefront window system. The south facing elevation does not include any roll-up doors. Also, the plan shows a 17 foot high metal canopy for the outdoor storage area.

Floor Plans

The plan depicts a mini-warehouse building with a variety of unit sizes ranging from 5 feet by 10 feet, 8 feet by 10 feet, and 10 feet by 10 feet. The outdoor storage area presents a 2,430 square foot metal canopy.

Applicant's Justification

The applicant states the request to increase the building height is appropriate since the site is adjacent to the I-15 corridor and the planned land use, Entertainment Mixed-Use, allows intense uses such as resort hotels. The applicant further states the request to reduce the required landscaping area adjacent to the I-15 from 15 feet wide to 6 feet 10 inches wide is necessary and in exchange the applicant is providing a landscape strip that is 6 feet 10 inches wide along the east property line where a landscape buffer is not required. Also, the applicant states that the request to reduce the throat is appropriate as Neal Avenue terminates immediately west of the site due to the I-15 corridor. As such, vehicles will not stack in the right-of-way as there will be minimal traffic in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900818	Billboard conversion to digital format	Approved by ZA	April 2023
ADR-21-900422	Billboard relocation	Approved by ZA	August 2021
ADR-08-900912	Installation of a communication tower	Approved by ZA	July 2008
UC-1419-02	Use permit to install an off-premises advertising sign	Approved by BCC	December 2002
ZC-1170-02	Reclassified 3.9 acres from R-E to C-G zoning for a shopping center - the shopping center was never developed	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RS20	Undeveloped
South	Entertainment Mixed-Use	CG & RS20	Communication tower & undeveloped
East	Entertainment Mixed-Use	CG	Undeveloped
West	Entertainment Mixed-Use	R-2	Single-family residential & I-15

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-25-0330	A vacation and abandonment patent easements is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that when evaluating the appropriateness of a mini-warehouse facility and incidental outdoor storage, the proximity of uses of a similar intensity and nearby residential developments is important. Staff finds that the surrounding areas are comprised mostly of low to medium density residential developments to the south and east of the site. However, to the west is the I-15 corridor, which further buffers the proposed use from the residential developments to the west. This type of surrounding development is important for mini-warehouse facilities as those renting units will most likely come from residents from nearby area. In addition, staff finds that a mini-warehouse facility tends to generate very little pedestrian and vehicular traffic as compared to similar service and retail businesses; therefore, this project would have minimal impact on the surrounding residential developments, provided a sufficient buffer is provided. Therefore, staff can support these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff does not foresee any detrimental consequences to the reduction of screening and buffering along the freeway since the proposed uses are compatible with the surrounding area and the applicant is providing the required number of trees and shrubs around the site. Additionally, staff can support the building height increase since the site is adjacent to the freeway and the adjacent properties to the site are undeveloped. Therefore, staff can support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The purpose of alternative landscape plans is to provide relief and flexibility in the implementation of the landscape provisions of Title 30, which allow for high quality alternatives that meet the intent of the original provisions. Staff finds the proposed parking lot landscaping will provide the required parking lot shading. The site design shows adequate landscaping and screening and is architecturally harmonious to neighboring properties.

Overall, the building has architectural features and articulations on all 4 sides which are in accordance with the design standards. All roll-up doors face the interior of the site and are not oriented towards the streets. Additionally, the applicant provides landscaping along all the perimeters of the site. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3:

Staff cannot support the reduction in throat depth, since this is a self-imposed hardship that could be addressed with a site redesign. The site has no existing off-site improvements, therefore there is no reason the site cannot meet minimum throat depth standards.

Staff Recommendation

Approval of waivers of development standards #1 and #2 and the design review; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Neal Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to remove the two (2) parking spaces north of the driveway and the two (2) parking spaces east of the driveway.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0085-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WNDG, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 191-05-501-008

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Boulevard and Neal

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for a mini-warehouse facility

PROPERTY OWNER INFORMATION

NAME: WNDG, LLC

ADDRESS: 7339 E. McDonald Drive

CITY: Scottsdale

STATE: AZ

ZIP CODE: 85250

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: WNDG, LLC

ADDRESS: 7339 E. McDonald Drive

CITY: Scottsdale

STATE: AZ

ZIP CODE: 85250

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Walt Brown, Jr
Property Owner (Print)

1/16/2025
Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	<u>UC</u>	<u>WS</u>
ADR	AV	PA	SC	TC	VS	ZC
AG	<u>DR</u>	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) UC-2S-0329

ACCEPTED BY JUD

PC MEETING DATE —

DATE 04/24/2025

BCC MEETING DATE 06-18-2025

TAB/CAC LOCATION Enterprise

DATE 05-28-2025

April 23, 2025

UC-25-0329

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter –Special Use Permits to Allow a Mini-Warehouse and Outdoor Storage; Design Review for Mini-Warehousing Buildings; Alternative Design Review for Landscaping, and Waiver of Developments: (1) Increase Building Height and (2) Reduce Throat Depth
I-15/Neal Avenue
APN: 191-05-501-008**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 1.7 acres and is located on the north side of Neal Avenue and east side of I-15. The property is more particularly described as APN: 191-05-501-008 (the "Site"). The Applicant is proposing to develop a mini-warehouse building. The Site is zoned Commercial General (CG). As such, the Applicant is seeking special use permits, waivers, and design reviews for a mini-warehouse development.

SPECIAL USE PERMITS

With special use approvals, a mini-warehouse and outdoor storage are permitted in a CG district. Special use permits are justified for the following reasons:

- The development is near I-15 and Starr Avenue interchange and just west of Las Vegas Boulevard. Immediately to the north there exist commercial uses.
- A mini-warehouse is an ideal transitional use along the I-15 corridor.
- The entire area is planned and zoned for intense commercial uses.

As such, a mini-warehouse with outside storage is compatible with the area and, therefore, appropriate at the Site.

DESIGN REVIEW

The Applicant is proposing to develop a mini-warehouse building consisting of 107,318 SF with 483 storage units. The building height is 5-levels with a building height of almost 69-feet.

All storage units are accessed from the interior. There are variety of unit sizes ranging from 5-feet by 10-feet, 8-feet by 10-feet, and 10-feet by 10-feet.

Main access to the Site is from Neal Avenue. An internal drive aisle circulates around the Site. Visitor parking is located on the south side of the building in front of the sales/leasing office as well as on the north side of the building. The Site provides 26 parking spaces where 26 are required. Additionally, the Site is complying with all setback requirements.

Finally, the Site design incorporates the following sustainability elements:

- Landscaping
 - Title 30.04.05(J)(3)(ii) – 95% or more of the Site’s plants have low or very low water needs. As such, this equals 1 point.
- Building/Site Design
 - Title 30.04.05(J)(4)(i) – The building will have a cool roof made of solar reflective material. As such, this equals 1 point.
 - Title 30.04.05(J)(4)(ii) – The building’s roof surface is oriented within 30 degrees of a true east-west direction. As such, this equals 1 point.
 - Title 30.04.05(J)(4)(ii)(b) – The building provides will provide shade structures:
 - A minimum of 50% of the entries and windows will be covered. As such, this equals 1 point.
 - The floor to ceiling height is a minimum of 11-feet. As such, this equals 0.5 points.
 - The building will have solar ban glass on all south and west facing windows. As such, this equals 0.5 points.
 - The Site provides electrical bicycle charging stations and shaded areas for the bicycle charging area. As such, this equals 1 point.

Additionally, signage is not part of this application.

ALTERNATIVE DESIGN REVIEW FOR LANDSCAPING

The Applicant is also requesting an alternative design review for parking lot landscaping. Along the front elevation of the building where the office is located, the Applicant is providing 7 parking spaces with no landscape island where a landscape island is required for every 6 parking spaces. However, the Site is providing the total number of required trees and shrubs.

WAIVER OF DEVELOPMENT STANDARDS

- **Increase Building Height**

In a CG zoning district, the allowed building height is 50-feet. As indicated above, the Applicant is requesting a building height of up to nearly 69-feet. As such, the Applicant is requesting a waiver to increase the building height. The increased building is appropriate for the following reasons:

- The Site is planned Entertainment Mixed-Use (EM). Other zoning compatible zoning districts including Commercial Resort (CR) where building heights are not restricted.
- The Site is located within EM master planned corridor. The EM corridor allows intense use like resort hotels.
- The Site is located adjacent to the I-15.

- **Landscape Buffer along Freeway**

The Applicant is requesting an alternative design review to decrease the required landscaping area adjacent to the I-15 from 15-feet wide to 6-feet 10-inches wide. The Applicant, though, is providing a 6-foot 10-inche wide landscape area along the east property line where a landscape buffer is not required.

- **Reduce Throat Depth**

The Applicant is requesting to reduce the throat depth to 16-feet 10-inches on the egress side where 25-feet is required. The reduction is appropriate as Neal Avenue terminates immediately west of the Site due to the I-15. As such, vehicles will not stack in the right-of-way as there will be minimal traffic in this area.

We thank you in advance for your time and consideration. Should you have any further

questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0325-CHETAK DEVELOPMENT:

ZONE CHANGE to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-29-404-009

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.86
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use application for an expansion of the existing shopping center onto the subject parcel. The existing shopping center is located on the adjacent parcel to the east (APN 177-29-404-010) and is already zoned CG. According to the applicant, the CG designation is consistent with the zoning designation for Cactus Plaza 1, and conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. The proposed zone change will further allow for retail business and restaurant uses that will provide additional conveniences to the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements on the subject site	Approved by PC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family-residential
East	Neighborhood Commercial (NC)	CG	Shopping center
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-25-0327	A waiver of development standards and design review for a shopping center is a companion item on this agenda.
VS-25-0326	A vacation and abandonment of patent easements and portions of right-of-way to accommodate a detached sidewalk is a companion item on this agenda.
TM-25-500082	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning on the site is compatible with the surrounding area. The adjacent commercial development to the east is owned by the same property owner and is already zoned CG. Reclassifying this property to CG will provide uniform zoning for the entire site. Additionally, parcels farther east along Cactus Avenue and farther north along Valley View Boulevard are zoned CG. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

Staff Recommendation

Approval:

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHETAK DEVELOPMENT

CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE, SUITE 900, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-294-04-009

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Construction of a new retail center that will include 17,718 of retail shell space and 3,006 s.f of restaurant shell space with all the on and off site improvement as required by Clark County.

PROPERTY OWNER INFORMATION

NAME: Chetak Development
ADDRESS: 3800 Howard Hughes Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Mark Stearns
ADDRESS: 4052 Dean Martin
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-878-0000 CELL 702-672-1875 EMAIL: mstearns@wagnarchitects.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Stearns
ADDRESS: 4052 Dean Martin
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-878-0000 CELL 702-672-1875 EMAIL: mstearns@wagnarchitects.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Mark Stearns
Property Owner (Signature)*

Chetak Development, Inc.
Property Owner (Print)

1/30/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # (s) ZC-25-0325

PC MEETING DATE

BCC MEETING DATE 06/18/2025

TAB/CAC LOCATION Enterprise

ACCEPTED BY JUD

DATE 04/24/2025

FEES \$1200.00

DATE 05/28/2025

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April 23, 2025

ZC-25-0325

By Hand Delivery and Electronic Filing

Judith Rodriguez
Department of Comprehensive Planning
Clark County
500 South Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter
Cactus Plaza Retail Center II
Northeast Corner of Cactus and Valley View
APNs 177-29-404-009 (new development) and 177-29-404-010 (existing)

Dear Judith:

Enclosed please find the revised plans and information necessary to accompany an application for a Zone Change, Design Review, Waivers of Development Standards, Tentative Map, and Vacation of right of way and patent easements associated with the development of the second phase of a retail center currently located on Assessor's Parcel Number 177-29-404-010 ("Parcel 010").

Background:

The existing center located on Parcel 010 ("Cactus Plaza I") was originally developed as part of applications NZC-0637-16, DR-0173-17, UC-19-0752 and WS-0245-20, and consists of an in-line retail center and bank building. Since the development of Cactus Plaza I, Chetak Development (the "Applicant") was presented with the opportunity to purchase the property currently designated as Assessor's Parcel Number 177-29-404-009 ("Parcel 009")¹ to allow the construction of additional parking area, and for the second phase of the overall shopping center ("Cactus Plaza") to proceed more logically to the west of Cactus Plaza I toward a

¹ Please note that Parcel 009 was previously designated APN 177-29-404-002, and Parcel 010 was previously designated APN 177-29-404-004. The new parcel numbers are the result of an approved Boundary Line Adjustment, BLA-22-600012 (the "BLA"). The north parcel lines were adjusted northward approximately 62' 4.5" (the "Adjustment Area").

major intersection, rather than to the north, as was proposed in the plans associated with NZC-0637-16. The prior application related to the plans for the expansion have since expired, and the Applicant is now proposing to develop the vacant portions of Parcel 010, along with a second phase, "Cactus Plaza II", on Parcel 009.

Zone Change

The Applicant requests a zone change for Parcel 009 to Commercial General (CG) from Residential Single-Family 20 (RS20). The CG designation on Parcel 009 is compatible and harmonious with the area, consistent with the zoning designation for Cactus Plaza I, and conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. The proposed zone change will further allow for retail business and restaurant uses that will provide additional conveniences to the surrounding neighborhood.

Tentative Map

The Tentative Map application serves to combine the two parcels for a seamless shopping center, and will further memorialize the extension of the north boundary line that became effective through the approval of the BLA. As a commercial subdivision, the property will be more cohesively served by utilities, and will better accommodate a proposed driveway on Valley View, as well as the addition of a drive through that would otherwise have crossed a parcel line. The combination of the two lots will also provide for cross access that would not otherwise have been available given the location of the existing in-line retail building (a concern that was associated with the earlier zoning applications associated with the approval of Cactus Plaza I).

Design Review

The Applicant further requests a Design Review and Waivers of Development Standards. Specifically, the Design Review request is for the new development proposed on Parcel 009, and the Adjustment Area portion of Parcel 010 that was not previously developed as part of Cactus Plaza I.

The plans for Cactus Plaza II propose an additional complement of individual retail suites directly to the west of the existing building on Parcel 010, as well as proposed coffee shop and restaurant opportunities. A drive-thru is included with each of the two new buildings. Further, the proposed plans reflect an additional direct access to Cactus Plaza I from Valley View, with a new drive aisle and fire lane providing access from Valley View to Cactus. There are no proposed floor plans for the suites within the new buildings at this time, and they will remain as shell areas until a tenant is selected to conduct the build-out.

Waivers of Development Standards

In addition, the Applicant requests a waiver of development standards for the following:

- **Reduce Driveway Distance:** Allow a driveway distance at 89 feet from the intersection of Cactus and Valley where 150 feet is required, and for relocation of trees in conflict with Sight Visibility Zone. The proposed Waiver of Development Standards related to the driveway on Parcel 009 has been minimized to the greatest extent possible given the location of the existing structures on Parcel 010, and provides for a maximum separation between the intersection and the entrance on Cactus to Cactus Plaza II from Valley View.
- **Exceed Maximum Parking:** Cactus Plaza I was constructed as approximately 20,321 square feet of retail and restaurant uses, with Cactus Plaza II proposing an additional 20,724 square feet, for a total of 41,045 square feet. As a Shopping Center between 25,000 and 50,000 square feet, the project requires 117 parking spaces (one space per 350 square feet). The project provides 168 total spaces, which exceeds the required number of parking spaces by 51, or approximately 44% once the nine accessible spaces are deducted. The Applicant respectfully requests a waiver to exceed the maximum parking spaces permitted under Title 30.04.04(E)(2) by greater than 15% in order to complete the previously-planned expansion of the existing parking lot.

The waiver to exceed maximum parking is appropriate under these circumstances because the Applicant had operated previously under an approved parking reduction, and had purchased the Adjustment Area and designed the additional parking spaces in order to ameliorate County concerns about lack of parking for the Cactus Plaza I that were in effect under the previously-applicable provisions of Title 30. The waiver is further justified given that the existing parking lot for Cactus Plaza I was designed under standards requiring more than one space per 350 square feet (such as ten per thousand, and four per thousand), and because the expected tenant mix will include a number of Restaurant and Related Facilities, which typically require one space per 150 square feet.

- **Reduce EV-Capable and EV-Installed Spaces:** Allow zero EV-Installed, and two EV-Capable spaces, where six EV-Installed, and twelve EV-Capable spaces are required. As an existing development, the Applicant anticipates that two spaces will be sufficient for future demand based on the location and historic usage of the facilities.
- **Increase in Retaining Wall Height:** Allow a maximum retaining wall height of four feet, with an eight-foot screen wall (overall height of twelve feet) as required along the northern property line where a three foot retaining wall with a six-foot screen wall (nine-foot overall height) is the maximum allowed. The increase is required in order to provide both the appropriate retaining wall, as well as the eight-foot block wall associated with the Buffering and Screening Standards for commercial properties adjacent to a residential use.
- **Residential Adjacency**²: The Applicant requests the following waivers related to the Residential Adjacency standards set forth in 30.04.06:
 - **Reduced Distance from Drive Throughs to Residential Property Line:** The project provides for two drive through windows. The window on the east building is a proposed addition to the north side of an existing building. The drive through was contemplated with the construction of the original building as part of Cactus Plaza I, but could not be added until the completion of the BLA and the addition of the Adjustment Area. The nearest point of the drive through lane from the residential property line is 60' 9". The second drive through associated with the west building will have its queue beginning approximately 100 feet from the property line, but the call box will be located approximately 204 feet from the property line, and the pick-up window approximately 259 feet from the property line. We respectfully request approval for the drive throughs to be located 60-feet from an RM district where 200 feet is required without separation by a primary building

² In light of the approval of PA-25-700006 and ZC-25-0086 on April 16, 2025, the project plans have been revised from their initial design to address the Residential Adjacency provisions of 30.04.06 given the new RM zoning district to the north.

- Location of Parking and Loading: Because northern approximately 60 feet of the property was acquired after the construction of Cactus Plaza I to add additional parking, and the project was designed before the property to the north was rezoned to RM, the site layout cannot orient the parking and loading areas away from the north side of the property. To address the Residential Adjacency requirements to the greatest extent possible, the loading and trash enclosures have been relocated to the farthest distance from the residential property line.

The 15-foot intense landscape buffer and 8-foot block wall provided on the site to meet the more intense buffering and screening standards set forth in 30.04.02 will be in addition to the 15-foot landscape buffer approved in connection with the RM PUD project to the north. This 30 feet of landscaping will mitigate any potential negative impacts.

Vacation of Patent Easements and Right of Way

The Applicant requests to vacate certain patent easements currently existing on Parcel 009 for those areas within the proposed area for construction within the Adjustment Area. Please note that patent easements on Parcel 010 were previously vacated (VS-19-0966).

In addition, the Applicant requests to vacate 5' of public right-of-way on Valley View Boulevard and Cactus Avenue to accommodate the detached sidewalk requirements.

We appreciate your ongoing assistance with this application and the development of Cactus Plaza. If you have any questions or need any additional information, please do not hesitate to contact my office.

Sincerely,



Maren Parry

MP/

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0326-CHETAK DEVELOPMENT:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment) and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-404-009; 177-29-404-010

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements throughout the subject parcels since these easements are no longer needed. In addition, the applicant is requesting to vacate portions of rights-of-way being Valley View Boulevard and Cactus Avenue to accommodate detached sidewalks.

Prior Land Use Requests APN 177-29-404-009

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements	Approved by PC	February 2020
VS-0280-16	Vacated and abandoned patent easements - expired	Approved by PC	June 2016

Prior Land Use Requests APN 177-29-404-010

Application Number	Request	Action	Date
WS-20-0407	Waivers of developments standards and design review for signs in conjunction with an existing shopping center	Approved by BCC	November 2020

Prior Land Use Requests APN 177-29-404-010

Application Number	Request	Action	Date
WS-20-0245	Reduced parking to 89 spaces where 120 spaces are required in conjunction with an existing commercial development	Approved by BCC	August 2020
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated and abandoned patent easements	Approved by PC	January 2015
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Recently approved single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential development
East	Neighborhood Commercial (NC)	CG	Undeveloped
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0325	Reclassifying 1.86 acres from RS20 to CG is a companion item on this agenda.
WS-25-0327	Waivers of development standards and design review for a shopping center is a companion item on this agenda.
TM-25-500082	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to pay a contribution for local roadway improvements in District E in lieu of constructing full off-site improvements, as determined by Public Works;
- Applicant to coordinate a contribution with Public Works for the worm island median on Valley View Boulevard;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHETAK DEVELOPMENT

**CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
SUITE 900, LAS VEGAS, NV 89135**



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 177-294-04-009 & 010

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Construction of a new retail center that will include 17,718 of retail shell space and 3,006 s.f of restaurant shell space with all the on and off site improvement as required by Clark County.

PROPERTY OWNER INFORMATION

NAME: Chetak Development
ADDRESS: 3800 Howard Hughes Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Mark Stearns
ADDRESS: 4052 Dean Martin
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-878-0000 CELL: 702-672-1875 EMAIL: mstearns@wagnarchitects.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Stearns
ADDRESS: 4052 Dean Martin
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-878-0000 CELL: 702-672-1875 EMAIL: mstearns@wagnarchitects.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Mark Stearns
Property Owner (Signature)*

Chetak Development, Inc.
Property Owner (Print)

1/30/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-25-0326

ACCEPTED BY JUD

PC MEETING DATE

DATE 04/24/2025

BCC MEETING DATE 06/18/2025

FEES \$12000

TAB/CAC LOCATION Enterprise

DATE 05/28/2025

One Summerlin
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Las Vegas, NV 89135-2958
TEL 702.471.7000
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Maren Parry
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Tel: 702.387.3096
Fax: 702.410.7411
parrym@ballardspahr.com

April 23, 2025

VS-25-0326

By Hand Delivery and Electronic Filing

Judith Rodriguez
Department of Comprehensive Planning
Clark County
500 South Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter
Cactus Plaza Retail Center II
Northeast Corner of Cactus and Valley View
APNs 177-29-404-009 (new development) and 177-29-404-010 (existing)

Dear Judith:

Enclosed please find the revised plans and information necessary to accompany an application for a Zone Change, Design Review, Waivers of Development Standards, Tentative Map, and Vacation of right of way and patent easements associated with the development of the second phase of a retail center currently located on Assessor's Parcel Number 177-29-404-010 ("Parcel 010").

Background:

The existing center located on Parcel 010 ("Cactus Plaza I") was originally developed as part of applications NZC-0637-16, DR-0173-17, UC-19-0752 and WS-0245-20, and consists of an in-line retail center and bank building. Since the development of Cactus Plaza I, Chetak Development (the "Applicant") was presented with the opportunity to purchase the property currently designated as Assessor's Parcel Number 177-29-404-009 ("Parcel 009")¹ to allow the construction of additional parking area, and for the second phase of the overall shopping center ("Cactus Plaza") to proceed more logically to the west of Cactus Plaza I toward a

¹ Please note that Parcel 009 was previously designated APN 177-29-404-002, and Parcel 010 was previously designated APN 177-29-404-004. The new parcel numbers are the result of an approved Boundary Line Adjustment, BLA-22-600012 (the "BLA"). The north parcel lines were adjusted northward approximately 62' 4.5" (the "Adjustment Area").

major intersection, rather than to the north, as was proposed in the plans associated with NZC-0637-16. The prior application related to the plans for the expansion have since expired, and the Applicant is now proposing to develop the vacant portions of Parcel 010, along with a second phase, "Cactus Plaza II", on Parcel 009.

Zone Change

The Applicant requests a zone change for Parcel 009 to Commercial General (CG) from Residential Single-Family 20 (RS20). The CG designation on Parcel 009 is compatible and harmonious with the area, consistent with the zoning designation for Cactus Plaza I, and conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. The proposed zone change will further allow for retail business and restaurant uses that will provide additional conveniences to the surrounding neighborhood.

Tentative Map

The Tentative Map application serves to combine the two parcels for a seamless shopping center, and will further memorialize the extension of the north boundary line that became effective through the approval of the BLA. As a commercial subdivision, the property will be more cohesively served by utilities, and will better accommodate a proposed driveway on Valley View, as well as the addition of a drive through that would otherwise have crossed a parcel line. The combination of the two lots will also provide for cross access that would not otherwise have been available given the location of the existing in-line retail building (a concern that was associated with the earlier zoning applications associated with the approval of Cactus Plaza I).

Design Review

The Applicant further requests a Design Review and Waivers of Development Standards. Specifically, the Design Review request is for the new development proposed on Parcel 009, and the Adjustment Area portion of Parcel 010 that was not previously developed as part of Cactus Plaza I.

The plans for Cactus Plaza II propose an additional complement of individual retail suites directly to the west of the existing building on Parcel 010, as well as proposed coffee shop and restaurant opportunities. A drive-thru is included with each of the two new buildings. Further, the proposed plans reflect an additional direct access to Cactus Plaza I from Valley View, with a new drive aisle and fire lane providing access from Valley View to Cactus. There are no proposed floor plans for the suites within the new buildings at this time, and they will remain as shell areas until a tenant is selected to conduct the build-out.

Waivers of Development Standards

In addition, the Applicant requests a waiver of development standards for the following:

- Reduce Driveway Distance: Allow a driveway distance at 89 feet from the intersection of Cactus and Valley where 150 feet is required, and for relocation of trees in conflict with Sight Visibility Zone. The proposed Waiver of Development Standards related to the driveway on Parcel 009 has been minimized to the greatest extent possible given the location of the existing structures on Parcel 010, and provides for a maximum separation between the intersection and the entrance on Cactus to Cactus Plaza II from Valley View.
- Exceed Maximum Parking: Cactus Plaza I was constructed as approximately 20,321 square feet of retail and restaurant uses, with Cactus Plaza II proposing an additional 20,724 square feet, for a total of 41,045 square feet. As a Shopping Center between 25,000 and 50,000 square feet, the project requires 117 parking spaces (one space per 350 square feet). The project provides 168 total spaces, which exceeds the required number of parking spaces by 51, or approximately 44% once the nine accessible spaces are deducted. The Applicant respectfully requests a waiver to exceed the maximum parking spaces permitted under Title 30.04.04(E)(2) by greater than 15% in order to complete the previously-planned expansion of the existing parking lot.

The waiver to exceed maximum parking is appropriate under these circumstances because the Applicant had operated previously under an approved parking reduction, and had purchased the Adjustment Area and designed the additional parking spaces in order to ameliorate County concerns about lack of parking for the Cactus Plaza I that were in effect under the previously-applicable provisions of Title 30. The waiver is further justified given that the existing parking lot for Cactus Plaza I was designed under standards requiring more than one space per 350 square feet (such as ten per thousand, and four per thousand), and because the expected tenant mix will include a number of Restaurant and Related Facilities, which typically require one space per 150 square feet.

- Reduce EV-Capable and EV-Installed Spaces: Allow zero EV-Installed, and two EV-Capable spaces, where six EV-Installed, and twelve EV-Capable spaces are required. As an existing development, the Applicant anticipates that two spaces will be sufficient for future demand based on the location and historic usage of the facilities.
- Increase in Retaining Wall Height: Allow a maximum retaining wall height of four feet, with an eight-foot screen wall (overall height of twelve feet) as required along the northern property line where a three foot retaining wall with a six-foot screen wall (nine-foot overall height) is the maximum allowed. The increase is required in order to provide both the appropriate retaining wall, as well as the eight-foot block wall associated with the Buffering and Screening Standards for commercial properties adjacent to a residential use.
- Residential Adjacency²: The Applicant requests the following waivers related to the Residential Adjacency standards set forth in 30.04.06:
 - Reduced Distance from Drive Throughs to Residential Property Line: The project provides for two drive through windows. The window on the east building is a proposed addition to the north side of an existing building. The drive through was contemplated with the construction of the original building as part of Cactus Plaza I, but could not be added until the completion of the BLA and the addition of the Adjustment Area. The nearest point of the drive through lane from the residential property line is 60' 9". The second drive through associated with the west building will have its queue beginning approximately 100 feet from the property line, but the call box will be located approximately 204 feet from the property line, and the pick-up window approximately 259 feet from the property line. We respectfully request approval for the drive throughs to be located 60-feet from an RM district where 200 feet is required without separation by a primary building

² In light of the approval of PA-25-700006 and ZC-25-0086 on April 16, 2025, the project plans have been revised from their initial design to address the Residential Adjacency provisions of 30.04.06 given the new RM zoning district to the north.

- Location of Parking and Loading: Because northern approximately 60 feet of the property was acquired after the construction of Cactus Plaza I to add additional parking, and the project was designed before the property to the north was rezoned to RM, the site layout cannot orient the parking and loading areas away from the north side of the property. To address the Residential Adjacency requirements to the greatest extent possible, the loading and trash enclosures have been relocated to the farthest distance from the residential property line.

The 15-foot intense landscape buffer and 8-foot block wall provided on the site to meet the more intense buffering and screening standards set forth in 30.04.02 will be in addition to the 15-foot landscape buffer approved in connection with the RM PUD project to the north. This 30 feet of landscaping will mitigate any potential negative impacts.

Vacation of Patent Easements and Right of Way

The Applicant requests to vacate certain patent easements currently existing on Parcel 009 for those areas within the proposed area for construction within the Adjustment Area. Please note that patent easements on Parcel 010 were previously vacated (VS-19-0966).

In addition, the Applicant requests to vacate 5' of public right-of-way on Valley View Boulevard and Cactus Avenue to accommodate the detached sidewalk requirements.

We appreciate your ongoing assistance with this application and the development of Cactus Plaza. If you have any questions or need any additional information, please do not hesitate to contact my office.

Sincerely,



Maren Parry

MP/

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0327-CHETAK DEVELOPMENT:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce the driveway approach distance.

DESIGN REVIEW for the proposed expansion of an existing shopping center on 4.17 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-404-009; 177-29-404-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 168 parking spaces where 117 parking spaces are required and a maximum of 134 parking spaces is permissible per Section 30.04.04D (a 25% increase).
2. Increase the retaining wall height along the north property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
3. Allow a drive-thru lane 60 feet from a residential zoning district where 200 feet is required per Section 30.04.06E (a 70% reduction).
4. Reduce the driveway approach distance along Cactus Avenue to 89 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.17
- Project Type: Shopping center expansion
- Number of Buildings: 2
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 6,835 (Proposed Building A)/13,889 (Proposed Building B)
- Parking Required/Provided: 117/168
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 parcels on the northeast corner of Cactus Avenue and Valley View Boulevard. The eastern parcel (177-29-404-010) is a fully developed shopping center, approved via NZC-0637-16) which included 4 parcels north of the subject property. Only the southern portion of the shopping center (adjacent to Cactus Avenue) was developed. The existing shopping center to the east includes 2 retail buildings. The first building is located on a singular pad site centrally located on the parcel. The second building is an in-line retail building oriented north to south along the west property line. Access to the site is provided via 2 existing driveways along Cactus Avenue.

The applicant's plans depict the proposed expansion of the existing shopping center to the western parcel (APN 177-29-404-009) where 2 additional buildings are proposed. Building A is located on the west side of the site and is an in-line building oriented north to south along Valley View Boulevard with the drive-thru lanes operating in a counterclockwise direction. This building will include retail and restaurant uses. Building B is a centrally located in-line building, adjacent to the existing in-line building to the east. Building B is also oriented north to south perpendicular to Cactus Avenue. A proposed drive-thru lane oriented east to west, is located along the north side of Building B and includes a pick-up window only without a drive-thru call box/menu board. This proposed drive-thru is located 60 feet from a recently approved residential use to the north, thus necessitating a waiver of development standards to modify residential adjacency standards to allow a drive-thru less than 200 feet from a residential use. Vehicle circulation is primarily around the perimeter of the site and within the drive-thru areas.

The applicant is proposing the required buffering and screening (15 foot wide landscape area with an 8 foot high screen wall) along the north property line, however; in addition to a proposed 8 foot wall, the applicant is proposing a 4 foot high retaining wall, where a maximum of 3 feet is permissible. Therefore, a waiver of development standards is required. Furthermore, the plans show a proposed 62 foot long block wall, located on the northeast portion of the east boundary wall, that will connect with an existing 6 foot high block wall located along the east property line.

Existing parking is located throughout the eastern parcel that is already developed. Proposed parking is located along the north property line of both parcels, as well as in between the proposed Building A and Building B on the western parcel. For the overall development, there are 168 parking spaces where 117 parking spaces are required; however, the maximum amount of parking spaces allowed is 134 parking spaces. Since the proposed parking exceeds 15% of the maximum parking spaces allowed, a waiver of development standards is required.

Access to the site is provided via 3 commercial driveways along Cactus Avenue. There are 2 existing driveways along the south property line of the eastern parcel, and a third proposed driveway will be along the south property line of the western parcel. A fourth driveway is proposed on the northwest corner of the site adjacent to Valley View Boulevard. The proposed driveway along Cactus Avenue has a driveway approach distance of 89 feet thus necessitating a waiver of development standards.

Landscaping

The plan depicts a 15 foot wide landscape area with a detached sidewalk located along Cactus Avenue and Valley View Boulevard. Additional landscaping is located in 5 foot wide landscape areas located along the east property line and in areas within the parking lot. Each of the landscape areas consist of combinations of trees, shrubs, and groundcover. Furthermore, the plan shows the required buffering and screening along the north property line of the site, and the landscaping strip ranges from 15 feet to 33 feet in width.

Elevations

The 35 foot high buildings depict exterior finishes which include terracotta colored stucco columns, cream and grey colored stucco walls, pop-outs, black aluminum glass storefront and low-e glazing window systems, cornices, and a parapet roof. Additionally, the plan shows canopies over windows and doors located throughout the various building elevations.

Floor Plans

Building A consists of 6,835 square feet, of which 3,006 square feet are designated for a restaurant and 3,829 square feet to retail. Building B consists of 13,889 square feet of retail spaces.

Applicant's Justification

The applicant states the reduction in approach distance has been minimized to the greatest extent possible given the location of the existing structures on the eastern parcel (APN 177-29-404-010) and this provides for a maximum separation between the intersection and the entrance on Cactus Avenue. The applicant further states that the waiver for maximum parking is justified given that the existing parking lot for the eastern parcel was designed under standards requiring more than 1 space per 350 square feet, and because the expected tenant mix will include several restaurants, which typically require 1 space per 150 square feet. The request to increase the retaining wall height to 4 feet, with an 8 foot screen wall is appropriate since it provides the buffering and screening standards for commercial properties adjacent to residential use. In addition, the applicant states the project proposes 2 drive-thru windows. The window on the east building is a proposed addition to the north side of an existing building. The drive-thru was contemplated with the construction of the original building as part of Cactus Plaza I but could not be added until the completion of the boundary land adjustment (BLA). The nearest point of the drive-thru lane (north side of Building B) from the residential property line is 60 feet, this drive-thru is located along the north side of proposed building B. The second drive-thru associated with the western building will have its queue beginning approximately 100 feet from the property line, but the call box will be located approximately 204 feet from the property line, and the pick-up window approximately 259 feet from the property line.

Prior Land Use Requests APN 177-29-404-009

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements	Approved by PC	February 2020
VS-0280-16	Vacated and abandoned patent easements - expired	Approved by PC	June 2016

Prior Land Use Requests APN 177-29-404-010

Application Number	Request	Action	Date
WS-20-0407	Waivers of developments standards and design review for signs in conjunction with an existing shopping center	Approved by BCC	November 2020
WS-20-0245	Reduced parking to 89 spaces where 120 spaces are required in conjunction with an existing commercial development	Approved by BCC	August 2020
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated and abandoned patent easements	Approved by PC	January 2015
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Recently approved single family-residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential development
East	Neighborhood Commercial (NC)	CG	Undeveloped
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0325	A zone change to reclassify 1.86 acres from RS20 to CG is a companion item on this agenda.
VS-25-0326	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.
TM-25-500082	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

In the past, the existing portion of the shopping center required a waiver of development standards to reduce the number of parking spaces required. With the proposed shopping center expansion, the site will provide an excess number of parking spaces. Staff understands the applicant's justification for the excess parking, and although staff is concerned that excess parking may negatively contribute to the heat island effect. The applicant stated that they foresee a larger number of their renters to be restaurants, which will require a larger parking count than a typical shopping center. Also, the applicant has provided a well landscaped parking lot with

primarily smaller parking pockets throughout the entire site. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff finds that the proposed combination retaining and screen wall along the north property line, does not meet the 8 foot high decorative screen wall requirement per Title 30. The proposed 4 foot high retaining wall could be redesigned to meet Code by decreasing the retaining wall portion to 3 feet in height, provide tiered retaining wall or if the fence located on top of the retaining wall is 85% open. Even though the applicant is providing the required landscape buffer along the north property line, staff finds that there is no compelling justification to allow the increased height for the retaining wall. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The applicant does not meet Title 30 requirements related to residential adjacency, specifically the 200 foot required separation between drive-thru lanes and a residential zoning district, as a 60 foot and a 100 foot separation are being proposed. Staff finds that the proposed drive-thru location along the north and west sides of Building A is acceptable since the call box is located over 200 feet from the residential use. Also, with the landscape buffering as well as the vehicular traffic along Valley View Boulevard, most of the noise nuisance should be buffered from the residential use to the north. Even though staff finds the drive-thru window (pick-up window) on the north side of Building B has a closer distance to the residential use it should not be detrimental to the surrounding residential. Staff believes that the fact that there is no call box proposed with this second drive-thru should reduce the noise effects. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, staff finds that the proposed shopping center will provide new shopping/dining/work opportunities for the area. The designs of the proposed buildings are generally modern and consistent with the other existing buildings on the site. The site is also located along 2 major rights-of-ways to help to support the use of the development. Staff also finds that landscaping has been well provided throughout the site including street and parking lot landscaping. Although staff is concerned with the waiver request for the proposed north boundary retaining wall height the site and building designs are appropriate and consistent with other similar developments in the Valley. Therefore, staff can support this design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the approach distance for the Cactus Avenue commercial driveway. Although the approach distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Staff Recommendation

Approval of waivers of development standards #1, #3, and #4 and the design review; denial of waiver of development standards # 2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- No call box to be installed along the north drive-thru located on the north side of Building B;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHETAK DEVELOPMENT

**CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
SUITE 900, LAS VEGAS, NV 89135**

DRAFT



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 177-294-04-009 & 010

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Construction of a new retail center that will include 17,718 of retail shell space and 3,006 s.f of restaurant shell space with all the on and off site improvement as required by Clark County.

PROPERTY OWNER INFORMATION

NAME: Chetak Development

ADDRESS: 3800 Howard Hughes Parkway

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Mark Stearns

ADDRESS: 4052 Dean Martin

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 702-878-0000

CELL 702-672-1875

EMAIL: mstearns@wagnarchitects.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Stearns

ADDRESS: 4052 Dean Martin

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 702-878-0000

CELL 702-672-1875

EMAIL: mstearns@wagnarchitects.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Mark Stearns
Property Owner (Signature)*

Chetak Development, Inc.
Property Owner (Print)

1/30/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0327

PC MEETING DATE _____

BCC MEETING DATE 06/18/2025

TAB/CAC LOCATION Enterprise

ACCEPTED BY JUD

DATE 04/24/2025

FEES \$1300.00

DATE 05/28/2025

Ballard Spahr LLP

One Summerlin
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Las Vegas, NV 89135-2918
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Maren Parry
Counsel
Tel: 702.387.3096
Fax: 702.410.7411
parrym@ballardspahr.com

April 23, 2025

WS-25-0327

By Hand Delivery and Electronic Filing

Judith Rodriguez
Department of Comprehensive Planning
Clark County
500 South Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter
Cactus Plaza Retail Center II
Northeast Corner of Cactus and Valley View
APNs 177-29-404-009 (new development) and 177-29-404-010 (existing)

Dear Judith:

Enclosed please find the revised plans and information necessary to accompany an application for a Zone Change, Design Review, Waivers of Development Standards, Tentative Map, and Vacation of right of way and patent easements associated with the development of the second phase of a retail center currently located on Assessor's Parcel Number 177-29-404-010 ("Parcel 010").

Background:

The existing center located on Parcel 010 ("Cactus Plaza I") was originally developed as part of applications NZC-0637-16, DR-0173-17, UC-19-0752 and WS-0245-20, and consists of an in-line retail center and bank building. Since the development of Cactus Plaza I, Chetak Development (the "Applicant") was presented with the opportunity to purchase the property currently designated as Assessor's Parcel Number 177-29-404-009 ("Parcel 009")¹ to allow the construction of additional parking area, and for the second phase of the overall shopping center ("Cactus Plaza") to proceed more logically to the west of Cactus Plaza I toward a

¹ Please note that Parcel 009 was previously designated APN 177-29-404-002, and Parcel 010 was previously designated APN 177-29-404-004. The new parcel numbers are the result of an approved Boundary Line Adjustment, BLA-22-600012 (the "BLA"). The north parcel lines were adjusted northward approximately 62' 4.5" (the "Adjustment Area").

major intersection, rather than to the north, as was proposed in the plans associated with NZC-0637-16. The prior application related to the plans for the expansion have since expired, and the Applicant is now proposing to develop the vacant portions of Parcel 010, along with a second phase, "Cactus Plaza II", on Parcel 009.

Zone Change

The Applicant requests a zone change for Parcel 009 to Commercial General (CG) from Residential Single-Family 20 (RS20). The CG designation on Parcel 009 is compatible and harmonious with the area, consistent with the zoning designation for Cactus Plaza I, and conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. The proposed zone change will further allow for retail business and restaurant uses that will provide additional conveniences to the surrounding neighborhood.

Tentative Map

The Tentative Map application serves to combine the two parcels for a seamless shopping center, and will further memorialize the extension of the north boundary line that became effective through the approval of the BLA. As a commercial subdivision, the property will be more cohesively served by utilities, and will better accommodate a proposed driveway on Valley View, as well as the addition of a drive through that would otherwise have crossed a parcel line. The combination of the two lots will also provide for cross access that would not otherwise have been available given the location of the existing in-line retail building (a concern that was associated with the earlier zoning applications associated with the approval of Cactus Plaza I).

Design Review

The Applicant further requests a Design Review and Waivers of Development Standards. Specifically, the Design Review request is for the new development proposed on Parcel 009, and the Adjustment Area portion of Parcel 010 that was not previously developed as part of Cactus Plaza I.

The plans for Cactus Plaza II propose an additional complement of individual retail suites directly to the west of the existing building on Parcel 010, as well as proposed coffee shop and restaurant opportunities. A drive-thru is included with each of the two new buildings. Further, the proposed plans reflect an additional direct access to Cactus Plaza I from Valley View, with a new drive aisle and fire lane providing access from Valley View to Cactus. There are no proposed floor plans for the suites within the new buildings at this time, and they will remain as shell areas until a tenant is selected to conduct the build-out.

Waivers of Development Standards

In addition, the Applicant requests a waiver of development standards for the following:

- Reduce Driveway Distance: Allow a driveway distance at 89 feet from the intersection of Cactus and Valley where 150 feet is required, and for relocation of trees in conflict with Sight Visibility Zone. The proposed Waiver of Development Standards related to the driveway on Parcel 009 has been minimized to the greatest extent possible given the location of the existing structures on Parcel 010, and provides for a maximum separation between the intersection and the entrance on Cactus to Cactus Plaza II from Valley View.
- Exceed Maximum Parking: Cactus Plaza I was constructed as approximately 20,321 square feet of retail and restaurant uses, with Cactus Plaza II proposing an additional 20,724 square feet, for a total of 41,045 square feet. As a Shopping Center between 25,000 and 50,000 square feet, the project requires 117 parking spaces (one space per 350 square feet). The project provides 168 total spaces, which exceeds the required number of parking spaces by 51, or approximately 44% once the nine accessible spaces are deducted. The Applicant respectfully requests a waiver to exceed the maximum parking spaces permitted under Title 30.04.04(E)(2) by greater than 15% in order to complete the previously-planned expansion of the existing parking lot.

The waiver to exceed maximum parking is appropriate under these circumstances because the Applicant had operated previously under an approved parking reduction, and had purchased the Adjustment Area and designed the additional parking spaces in order to ameliorate County concerns about lack of parking for the Cactus Plaza I that were in effect under the previously-applicable provisions of Title 30. The waiver is further justified given that the existing parking lot for Cactus Plaza I was designed under standards requiring more than one space per 350 square feet (such as ten per thousand, and four per thousand), and because the expected tenant mix will include a number of Restaurant and Related Facilities, which typically require one space per 150 square feet.

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- Residential Adjacency²: The Applicant requests the following waivers related to the Residential Adjacency standards set forth in 30.04.06:
 - Reduced Distance from Drive Throughs to Residential Property Line: The project provides for two drive through windows. The window on the east building is a proposed addition to the north side of an existing building. The drive through was contemplated with the construction of the original building as part of Cactus Plaza I, but could not be added until the completion of the BLA and the addition of the Adjustment Area. The nearest point of the drive through lane from the residential property line is 60' 9". The second drive through associated with the west building will have its queue beginning approximately 100 feet from the property line, but the call box will be located approximately 204 feet from the property line, and the pick-up window approximately 259 feet from the property line. We respectfully request approval for the drive throughs to be located 60-feet from an RM district where 200 feet is required without separation by a primary building

² In light of the approval of PA-25-700006 and ZC-25-0086 on April 16, 2025, the project plans have been revised from their initial design to address the Residential Adjacency provisions of 30.04.06 given the new RM zoning district to the north.

- Location of Parking and Loading: Because northern approximately 60 feet of the property was acquired after the construction of Cactus Plaza I to add additional parking, and the project was designed before the property to the north was rezoned to RM, the site layout cannot orient the parking and loading areas away from the north side of the property. To address the Residential Adjacency requirements to the greatest extent possible, the loading and trash enclosures have been relocated to the farthest distance from the residential property line.

The 15-foot intense landscape buffer and 8-foot block wall provided on the site to meet the more intense buffering and screening standards set forth in 30.04.02 will be in addition to the 15-foot landscape buffer approved in connection with the RM PUD project to the north. This 30 feet of landscaping will mitigate any potential negative impacts.

Vacation of Patent Easements and Right of Way

The Applicant requests to vacate certain patent easements currently existing on Parcel 009 for those areas within the proposed area for construction within the Adjustment Area. Please note that patent easements on Parcel 010 were previously vacated (VS-19-0966).

In addition, the Applicant requests to vacate 5' of public right-of-way on Valley View Boulevard and Cactus Avenue to accommodate the detached sidewalk requirements.

We appreciate your ongoing assistance with this application and the development of Cactus Plaza. If you have any questions or need any additional information, please do not hesitate to contact my office.

Sincerely,



Maren Parry

MP/

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500082-CHE TAK DEVELOPMENT:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-29-404-009; 177-29-404-010

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.17
- Project Type: Proposed commercial subdivision
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the northeast corner of Cactus Avenue and Valley View Boulevard. The east half of the site is currently developed with 2 existing buildings within an existing shopping center, and all structures within this area will remain. The west half of the site will be developed into an extension of this shopping center. Access to the site will be provided by 3 commercial driveways along Cactus Avenue (south property line). Additional access is provided through a commercial driveway along Valley View Boulevard in the northwest corner of the site.

Prior Land Use Requests for APN: 177-29-404-009

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements	Approved by PC	February 2020
VS-0280-16	Vacated and abandoned patent easements - expired	Approved by PC	June 2016

Prior Land Use Requests for APN: 177-29-404-010

Application Number	Request	Action	Date
WS-20-0407	Waivers of developments standards and design review for signs in conjunction with an existing shopping center	Approved by BCC	November 2020
WS-20-0245	Reduced parking to 89 spaces where 120 spaces are required in conjunction with an existing commercial development	Approved by BCC	August 2020
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated and abandoned patent easements	Approved by PC	January 2015
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Recently approved single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential development
East	Neighborhood Commercial (NC)	CG	Undeveloped
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0325	A zone change to reclassify 1.86 acres from RS20 to CG is a companion item on this agenda.
WS-25-0327	Waivers of development standards and design review for a shopping center is a companion item on this agenda.
VS-25-0326	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the previous and companion land use on the site. For these reasons, staff can support this request.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHETAK DEVELOPMENT

CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
SUITE 900, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 177-294-04-009 & 010

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Construction of a new retail center that will include 17,718 of retail shell space and 3,006 s.f of restaurant shell space with all the on and off site improvement as required by Clark County.

PROPERTY OWNER INFORMATION

NAME: Chetak Development
ADDRESS: 3800 Howard Hughes Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Mark Stearns
ADDRESS: 4052 Dean Martin
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-878-0000 CELL 702-672-1875 EMAIL: mstearns@wagnarchitects.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Stearns
ADDRESS: 4052 Dean Martin
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-878-0000 CELL 702-672-1875 EMAIL: mstearns@wagnarchitects.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Mark Stearns
Property Owner (Signature)*

Chetak Development, Inc.
Property Owner (Print)

1/30/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-25-500082

PC MEETING DATE _____

BCC MEETING DATE 06/18/2025

TAB/CAC LOCATION Enterprise

ACCEPTED BY JUD

DATE 04/24/2025

FEES \$7500

DATE 05/28/2025

April 16, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

TM-25-500082

**Re.: Cactus Plaza Retail Center
Tentative Map Hold Letter
APNs: 177-29-404-009 and 177-29-404-010**

Dear Staff,

On behalf of the applicant, we are requesting review and approval of a Tentative Map for subject property.

The project consists entirely of 4.17 acres on APNs: 177-29-404-009 and 177-29-404-010 and is generally located at the intersection of Cactus Avenue and Valley View Boulevard.

We respectfully request the Tentative Map be heard concurrently with the remaining project entitlement application requests (Zone Change, Design Review, Waiver of Development Standards, and Vacation) for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. The applicant would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

David Logsdon II
Principal

One Summerlin
1480 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2938
TEL: 702.471.7000
FAX: 702.471.7070
www.ballardspahr.com

Maren Parry
Counsel
Tel: 702.387.3096
Fax: 702.410.7411
parrym@ballardspahr.com

March 31, 2025

By Hand Delivery and Electronic Filing

Sami Real
Director of Comprehensive Planning
Clark County
500 South Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter
Cactus Plaza Retail Center
Northeast Corner of Cactus and Valley View
APNs 177-29-404-009 (new development) and 177-29-404-010 (existing)

Dear Director Real:

Enclosed please find the revised plans and information necessary to accompany an application for a Zone Change, Design Review, Waivers of Development Standards, Tentative Map, and Vacation of right of way and patent easements associated with the development of the second phase of a retail center currently located on Assessor's Parcel Number 177-29-404-010 ("Parcel 010").

Background:

The existing center located on Parcel 010 ("Cactus Plaza I") was originally developed as part of applications NZC-0637-16, DR-0173-17, UC-19-0752 and WS-0245-20, and consists of an in-line retail center and bank building. Since the development of Cactus Plaza I, Chetak Development (the "Applicant") was presented with the opportunity to purchase the property currently designated as Assessor's Parcel Number 177-29-404-009 ("Parcel 009")¹ to allow the construction of additional parking area, and for the second phase of the overall shopping

¹ Please note that Parcel 009 was previously designated APN 177-29-404-002, and Parcel 010 was previously designated APN 177-29-404-004. The new parcel numbers are the result of an approved Boundary Line Adjustment, BLA-22-600012 (the "BLA"). The north parcel lines were adjusted northward approximately 62' 4.5" (the "Adjustment Area").

center ("Cactus Plaza") to proceed more logically to the west of Cactus Plaza I toward a major intersection, rather than to the north, as was proposed in the plans associated with NZC-0637-16. The prior application related to the plans for the expansion have since expired, and the Applicant is now proposing to develop the vacant portions of Parcel 010, along with a second phase, "Cactus Plaza II", on Parcel 009.

Zone Change

The Applicant requests a zone change for Parcel 009 to Commercial General (CG) from Residential Single-Family 20 (RS20). The CG designation on Parcel 009 is compatible and harmonious with the area, consistent with the zoning designation for Cactus Plaza I, and conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. The proposed zone change will further allow for retail business and restaurant uses that will provide additional conveniences to the surrounding neighborhood.

Tentative Map

The Tentative Map application serves to combine the two parcels for a seamless shopping center, and will further memorialize the extension of the north boundary line that became effective through the approval of the BLA. As a commercial subdivision, the property will be more cohesively served by utilities, and will better accommodate a proposed driveway on Valley View, as well as the addition of a drive through that would otherwise have crossed a parcel line. The combination of the two lots will also provide for cross access that would not otherwise have been available given the location of the existing in-line retail building (a concern that was associated with the earlier zoning applications associated with the approval of Cactus Plaza I).

Design Review

The Applicant further requests a Design Review and Waivers of Development Standards. Specifically, the Design Review request is for the new development proposed on Parcel 009, and the Adjustment Area portion of Parcel 010 that was not previously developed as part of Cactus Plaza I.

The plans for Cactus Plaza II propose an additional complement of individual retail suites directly to the west of the existing building on Parcel 010, as well as proposed coffee shop and restaurant opportunities. A drive-thru is included with each of the two new buildings. Further, the proposed plans reflect an additional direct access to Cactus Plaza I from Valley View, with a new drive aisle and fire lane providing access from Valley View to Cactus. There are no proposed floor plans for the suites within the new buildings at this time, and they will remain as shell areas until a tenant is selected to conduct the build-out.

Waivers of Development Standards

In addition, the Applicant requests a waiver of development standards for the following:

- Reduce Driveway Distance: Allow a driveway distance at 89 feet from the intersection of Cactus and Valley where 150 feet is required, and for relocation of trees in conflict with Sight Visibility Zone. The proposed Waiver of Development Standards related to the driveway on Parcel 009 has been minimized to the greatest extent possible given the location of the existing structures on Parcel 010, and provides for a maximum separation between the intersection and the entrance on Cactus to Cactus Plaza II from Valley View.
- Exceed Maximum Parking: Cactus Plaza I was constructed as approximately 20,321 square feet of retail and restaurant uses, with Cactus Plaza II proposing an additional 20,724 square feet, for a total of 41,045 square feet. As a Shopping Center between 25,000 and 50,000 square feet, the project requires 117 parking spaces (one space per 350 square feet). The project provides 168 total spaces, which exceeds the required number of parking spaces by 51, or approximately 44% once the nine accessible spaces are deducted. The Applicant respectfully requests a waiver to exceed the maximum parking spaces permitted under Title 30.04.04(E)(2) by greater than 15% in order to complete the previously-planned expansion of the existing parking lot.

The waiver to exceed maximum parking is appropriate under these circumstances because the Applicant had operated previously under an approved parking reduction, and had purchased the Adjustment Area and designed the additional parking spaces in order to ameliorate County concerns about lack of parking for the Cactus Plaza I that were in effect under the previously-applicable provisions of Title 30. The waiver is further justified given that the existing parking lot for Cactus Plaza I was designed under standards requiring more than one space per 350 square feet (such as ten per thousand, and four per thousand), and because the expected tenant mix will include a number of Restaurant and Related Facilities, which typically require one space per 150 square feet.

- Reduce EV-Capable and EV-Installed Spaces: Allow zero EV-Installed, and two EV-Capable spaces, where six EV-Installed, and twelve EV-Capable spaces are required. As an existing development, the Applicant anticipates that two spaces will be sufficient for future demand based on the location and historic usage of the facilities.
- Increase in Retaining Wall Height: Allow a maximum retaining wall height of four feet, with an eight-foot screen wall (overall height of twelve feet) along the northern property line where a three foot retaining wall with a six-foot screen wall (nine-foot overall height) is the maximum allowed. The increase is required in order to provide both the appropriate retaining wall, as well as the eight-foot block wall associated with the Buffering and Screening Standards for commercial properties adjacent to a residential use.
- Residential Adjacency²: The Applicant requests the following waivers related to the Residential Adjacency standards set forth in 30.04.06:
 - Reduced Distance from Drive Through to Residential Property Line: The project provides for two drive through windows. The window on the east building will provide a drive through for the existing dispensary. It will not have a typical drive through box for ordering, and is expected to have significantly less traffic than a typical fast food drive through. This drive-thru is located on the north side of an existing building, and was designed prior to the rezoning of the property to the north. The second drive through associated with the west building will have its queue beginning over 72 feet from the property line, but the call box will be located approximately 204 feet from the property line, and the pick up window approximately 259 feet from the property line. We respectfully request approval for the drive throughs to be located 72 feet from an RM district where 200 feet is required without separation by a primary building
 - Location of Parking and Loading: Because northern 60 feet of the property was acquired after the construction of Cactus Plaza I to add additional parking, and the project was designed before the property to the north was rezoned to RM, the site layout cannot orient the parking

² In light of the approval of PA-25-700006 and ZC-25-0086 on April 16, 2025, the project plans have been revised from their initial design to address the Residential Adjacency provisions of 30.04.06 given the new RM zoning district to the north.

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The 15-foot intense landscape buffer and 8-foot block wall provided on the site to meet the more intense buffering and screening standards set forth in 30.04.02 will be in addition to the 15-foot landscape buffer approved in connection with the RM PUD project to the north. This 30 feet of landscaping will mitigate any potential negative impacts.

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In addition, the Applicant requests to vacate 5' of public right-of-way on Valley View Boulevard and Cactus Avenue to accommodate the detached sidewalk requirements.

We appreciate your ongoing assistance with this application and the development of Cactus Plaza. If you have any questions or need any additional information, please do not hesitate to contact my office.

Sincerely,



Maren Parry

MP/

